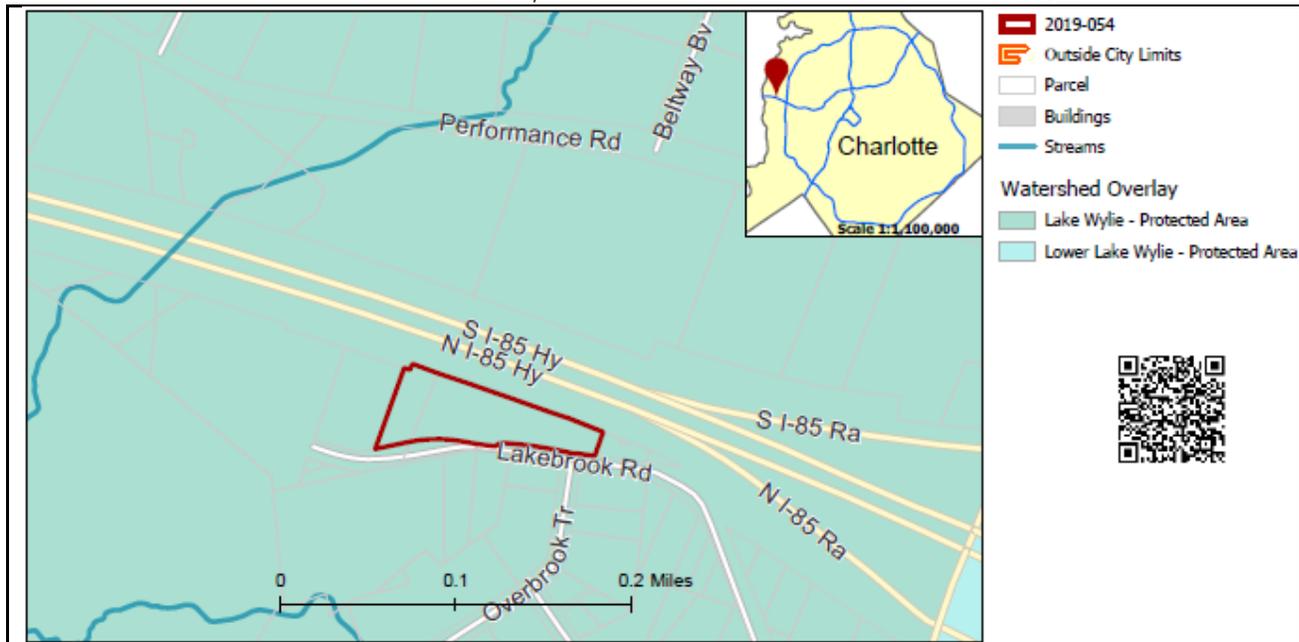


**REQUEST** Current Zoning: I-1(CD) LWPA (light industrial, conditional, Lake Wylie Protected Area)  
Proposed Zoning: I-1 LWPA (light industrial, Lake Wylie Protected Area)

**LOCATION** Approximately 1.93 acres located on the north side of Lakebrook Road, west of Sam Wilson Road and south of I-85.



**SUMMARY OF PETITION** The petition proposes to allow all uses in the I-1 district on a parcel of land with an approved plan limiting the site to boat and recreational vehicle display and sale operation. The site is located in West Charlotte, south of I-85 and between Sam Wilson Road and Moores Chapel Road.

**PROPERTY OWNER** Cebron W Hester  
**PETITIONER** Cebron W Hester  
**AGENT/REPRESENTATIVE** Daniel Marsha

**COMMUNITY MEETING** Meeting is not required.

**STAFF RECOMMENDATION** Staff recommends approval of this petition.

Plan Consistency  
The petition is **consistent** with the office/industrial-warehouse-distribution land use recommended for this site as per the *Dixie Berryhill Strategic Plan*.

Rationale for Recommendation

- The site has been used for industrial uses and is already zoned for industrial uses.
- The site is adjacent to other industrially zoned properties.
- The site is adjacent to Interstate 85 and the interchange with Sam Wilson Road. The site is also located in a Growth Corridor as per the *Centers, Corridors and Wedges Growth Framework*.

**PLANNING STAFF REVIEW**

- **Proposed Request Details**

This is a conventional rezoning petition, which applies all the standards, regulations, and uses in the I-1 zoning district.

- **Existing Zoning and Land Use**



- The site is currently developed with a manufacturer/warehouse building. The site was rezoned from I-2(CD) LWPA to I-1(CD) LWPA via petition 2016-020 to allow boat and recreational vehicle display and sales. This site is also part of a larger 5.57-acre area rezoned by the County Commission via rezoning petition 1985-017(C) to allow the design and manufacture of material handling components and screening equipment with full engineering and design facilities. The 1985 rezoning also approved the sales, service, maintenance and repair of fork-lift trucks and equipment, or use as a wholesale distributor center for automobile and truck tires.
- The site is surrounded by undeveloped land, single family homes, industrial and office on properties zoned R-3 LWPA, O-1 LWPA, and I-2(CD) LWPA.



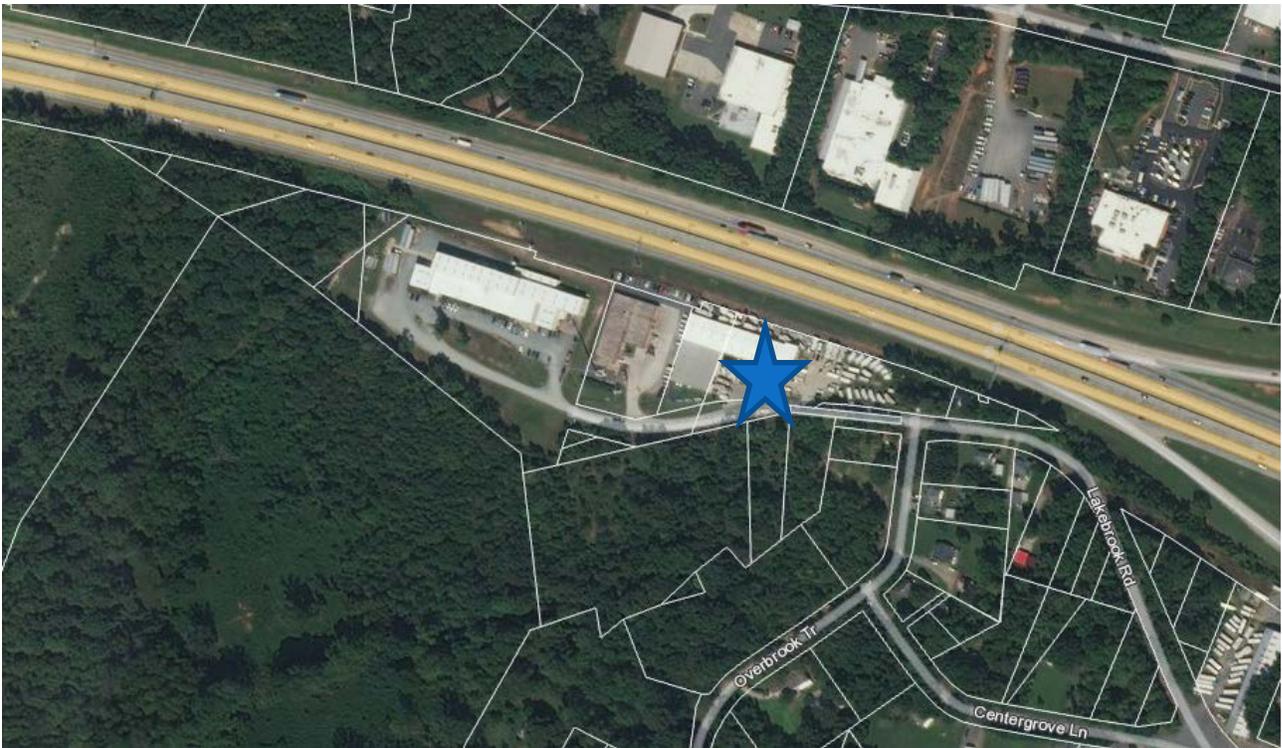
The rezoning site is developed with a manufacturing/warehouse building.



South of the site is undeveloped/vacant land.

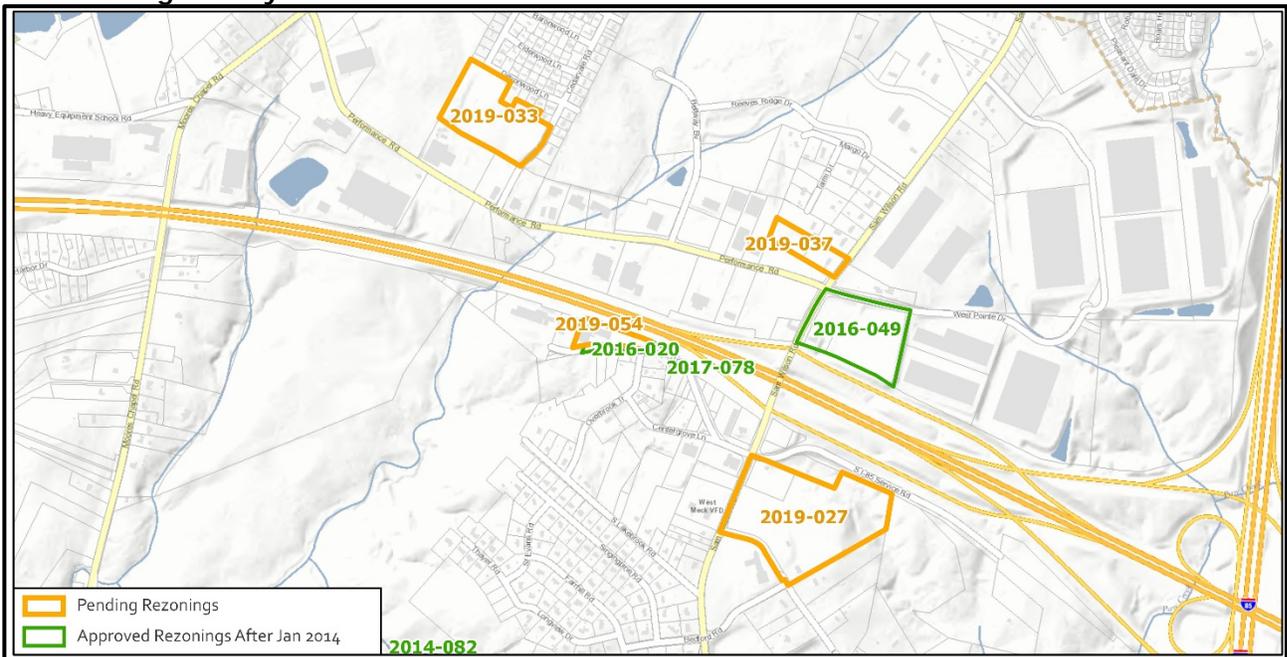


East are single family homes.



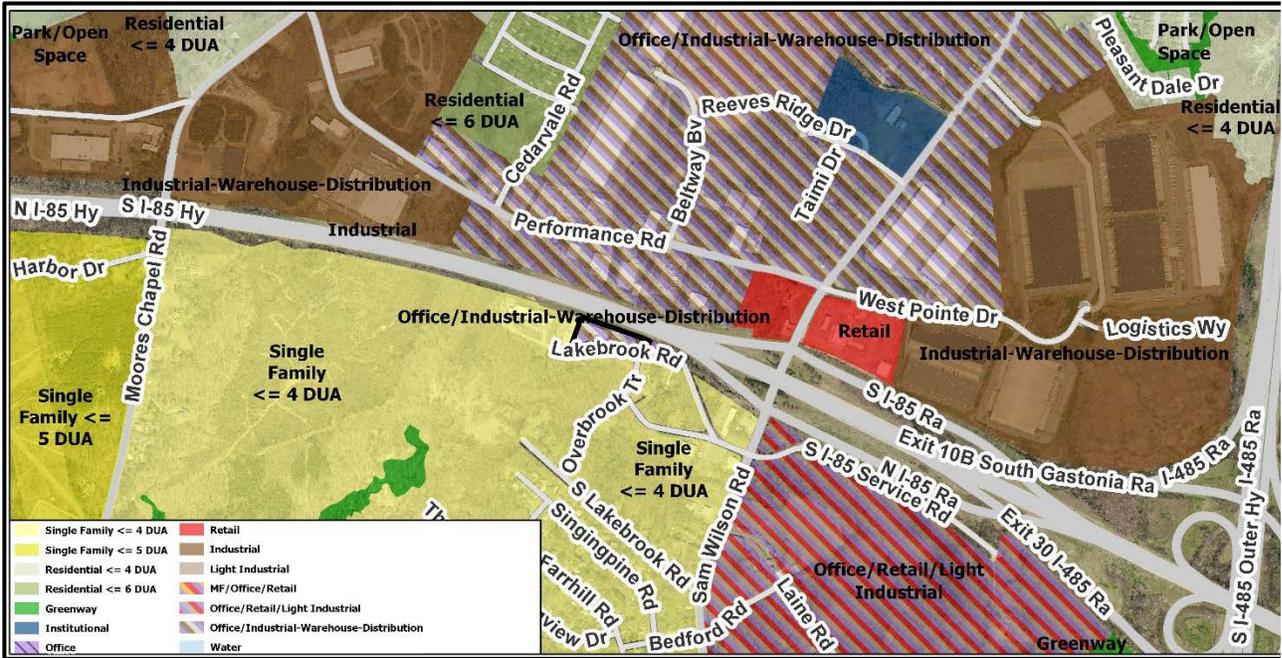
The site is developed with a manufacturer/warehouse building and is surrounded by single family homes, office, industrial and undeveloped/vacant acreage.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-037	Rezone 3.08 acres from R-17MF LWPA to B-2 LWPA to allow all uses in the B-2 district.	Pending
2019-033	Rezone 9.89 acres from R-MH LWPA to I-2(CD) LWPA to allow all uses in the I-1 zoning district, and a contractor's office and storage yard as permitted in the I-2 district.	Pending
2019-027	Rezone 20.50 acres from R-3 LLWPA to I-2(CD) LLWPA to allow 250,000 square feet of industrial uses.	Pending
2017-078	Rezoned 0.19 acres from R-3 LWPA to O-1 LWPA to allow all uses in the office district.	Approved

• **Public Plans and Policies**



- The *Dixie Berryhill Strategic Plan* (2003) recommends office/industrial-warehouse-distribution land uses for this site, as amended by rezoning petition (2016-020).
- **TRANSPORTATION CONSIDERATIONS**
  - The site has a small amount of public street frontage at the intersection of Lakebrook Road and Overbrook Trail. CDOT will work with the petitioner during permitting to implement streetscape improvements in accordance with current city ordinance and standards.
  - No outstanding issues.
  - **Vehicle Trip Generation:**  
 Current Zoning:  
 Existing Use: 120 trips per day (based on 24,470 square feet recreational vehicle sales).  
 Entitlement: 120 trips per day (based on 24,470 square feet recreational vehicle sales).  
 Proposed Zoning: 120 trips per day (based on 24,470 square feet recreational vehicle sales).

**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main located along Lakebrook Road. Charlotte Water currently does not have sewer system accessible for the rezoning boundary under review. A developer donated project will be required in cases where there is not direct service.
- **Engineering and Property Management:**
  - **Arborist:** No comments submitted.
  - **Erosion Control:** No comments submitted.
  - **Land Development:** No outstanding issues.
  - **Storm Water Services:** No outstanding issues.
  - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments online at [www.rezoning.org](http://www.rezoning.org) regarding GWS records and a contamination site on or within 1,500 feet of the rezoning site.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

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**See Attachments (applications, department memos, maps etc.) Online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** Claire Lyte-Graham (704) 336-3782